

Original
Lease

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1708

"LEGAL NECESSITY"



JAYDEVSINH MAHIPATSINH RANA (Adv.)

Office at:- "Legal Necessity"-the law firm,

Above Punjab National Bank, Geeta society,
near Janam hospital, Sanand, Ahmedabad-382110

Contact:- (1) 9377792062 (2) 9978990705,



e-Challan

Inspector General of Registration
Revenue Department
Government of Gujarat

SND

No 1708

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2025

Application No (અરજી નંબર)	20251100114705	Printed On (પ્રિન્ટ થયેલ તારીખ)	20/01/2025 19:34:36
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Transaction No (ટ્રાંઝેક્શન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રકમ)	Bank CIN (બેંક સી.આઇ.એન.)	Date (તારીખ)	Bank Branch (બેંક શાખા)
20250120798068179	Registration Fee (0030-03-104-00)	394010.00	5700001355100302001 2588299	20-01-2025	SBIEPAY
Page Fee (પેજ ફી)	(55) 1100	Other (અન્ય)	0	Postage (પોસ્ટેજ)	0.00
Registration Fee (નોંધણી ફી)	392910.00	Fee Exemption (ફી માફી?)	No	અવેજ ની રકમ	39290809.00
Total Amount (કુલ રકમ)	394010.00	In Words (શબ્દોમાં)	Rupees Three Lac Ninety Four Thousand Ten Only		

Payee Details (નાણા ભરનારની વિગત)

Name (નામ)	DHAVAL PACKAGING PRIVATE LIMITED	Office District (કચેરીનો જિલ્લો)	AHMEDABAD
Address (સરનામું)		Office Name (કચેરીનું નામ)	S.R.O - Sanand
Mobile (મોબાઇલ નંબર)	6355662296	E-Mail (ઈ-મેલ)	jayrajsinh@gmail.com
PAN (પાન નંબર)		Year (વર્ષ)	2024-2025 One time

Property Details (મિલકતની વિગત)

All That Piece Of Land Known As Plot No E-552 In The Sanand-II Industrial Area / Estate Consisting Of Revenue Survey Nos 337/p , 339/p , 340/p , 341/p Within The Village Limits Of Hirapur Ta Sanand Dist Ahmedabad Containing By Admeasurement 8979.82 Sq.Metres Or Thereabout And Bounded As Follows , That Is To Say,

Remarks (ટીપ્પણી)

સબ રજીસ્ટ્રાર, સાણંદ

For, Dhaval Packaging Pvt. Ltd.

Director



નોંધ:

- (૧) ગુજરાત નોંધણી ફી ઇ-પેમેન્ટ અને રીકેડ નિયમો, ૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી ફીનું ઇ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.
- (૨) ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૬૮ની કલમ ૬૨ અનુસાર ઇ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમસ્ય મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે.
- (૩) ઇ-ચલણમાં છેડછાડ કરવી કે ખોટું ચલણ બનાવવું ફોજદારી ગુનો બને છે.



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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

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2025	



Certificate No. : IN-GJ43132065768968X
Certificate Issued Date : 24-Jan-2025 10:12 AM
Account Reference : IMPACC (AC)/ gj13001411/ GULBAI TEKRA/ GJ-AH
Unique Doc Reference : SUBIN-GJGJ1300141198333687541134X
Purchased by : DHAVAL PACKAGING PRIVATE LIMITED
Description of Document : Article 30(a) Lease - (Immovable Property) - Rent
Property Description : LEASE DEED
Consideration Price (Rs.) : 3,92,23,854
(Three Crore Ninety Two Lakh Twenty Three Thousand Eight Hundred And Fifty Four only)
First Party : DHAVAL PACKAGING PRIVATE LIMITED
Second Party : GIDC
Stamp Duty Paid By : DHAVAL PACKAGING PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 19,25,250
(Nineteen Lakh Twenty Five Thousand Two Hundred And Fifty only)

19,25,250



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Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- In case of any discrepancy please inform the Competent Authority.

For, Dhaval Packaging Pvt. Ltd.

Director

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જાહેર કરવામાં આવેલ છે કે
જી.ઈ.ડી.સી. ૩૩ રજીસ્ટર્ડ ઓફિસ
અમદાવાદ, ગાંધીનગર

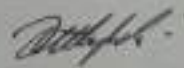
LEASE DEED

THIS INDENTURE OF LEASE made at Sanand-II on the 24 day of the Month January of the year Two Thousand Twenty Five between the Gujarat Industrial Development Corporation, a Corporation constituted under provisions of Gujarat Industrial Development Act-1962 and having its Head Office at Udyog Bhavan, Sector-11, Gandhinagar (hereinafter called "the Lessor" which expression shall, unless the context does not so admit, include its successor and assignees) of the first part and Shri/M/s. Dhaval Packaging Private Limited., Residing at Ahmedabad a firm registered under Private Limited Company Act consisting of following.

For, Dhaval Packaging Pvt. Ltd.



Director



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And its site office at B-701, Vastu Oasis, opp. Vindavan Bungalows, Thaltej, Ahmedabad-380059.

"the Lessee" which expression shall, unless the context does not so admit include his heirs, executors legal representatives/ its successors in business and assignees) of the other part.

Whereas by an agreement Dated. 21/01/2023 and supplementary agreement executed on dated. --- (hereinafter referred to as "the License Agreement") made between the Lessor of the One part and the Lessee of the other part, the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and No. E-552 at Sanand-II industrial estate/area and more particularly described in the schedule thereof.

And whereas the Lessee, having paid a sum of Rs.3,92,23,854/- (Rs. Three Crores Ninety two Lakhs Twenty three Thousand Eight Hundred Fifty four only) calculated at Rs.4160/- per sq.mt.. plus frontage charges at the rate of Rs. 5% i.e.208/- per sq.mt. over the price of 8979.82 per sq.mtr. which is the equivalent to 100% of the allotment price of the Plot No. E-552 has requested the Lessor to grant him a lease of the said Plot No. E-552 and to execute the Lease Deed in respect of the said plot.

And whereas the Lessor has decided to enter into these present in respect of Plot No. E-552 on the understanding that the Lessee will comply with all the terms and conditions for the construction work on the said plot as set out in the License Agreement and that, he shall have to complete the construction on the said plot within such period and conforming to such plan as may be required by the Lessor and that he will comply with the terms and conditions hereinafter appearing.

[Signature]

For, Dhaval Packaging Pvt. Ltd.

[Signature]
Director

NOW THIS WITNESSES AND IT HEREBY MUTUALLY
AGREED BY AND BETWEEN THE

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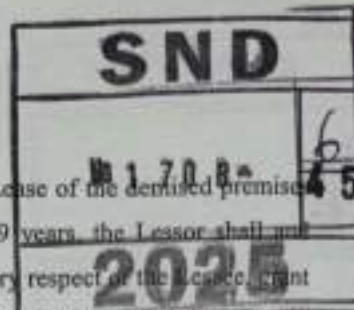
In consideration of the sum of **Rs.3,92,23,854/- (Rs. Three Crores Ninety two Lakhs Twenty three Thousand Eight Hundred Fifty four only)** paid in the manner aforesaid by the Lessee to the Lessor as full payment of the allotment price / premium price of the Plot No. **E-552** and in consideration of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor both hereby demise up to the lessee all the piece of land consisting of Plot No. **E-552** in the **Sanand-II** industrial Estate and more particularly described in the schedule hereunder written TOGETHER WITH all rights, privileges, easements advantages and appurtenances whatsoever thereto belonging EXCEPT AND RESERVING unto the Leassor all mines and minerals in and under the land hereby demised or any part thereof TO HOLD the land hereby demised (hereinafter referred to as "the demised premises") to the lessee for the term of 99 years computed from the **23th** day of the month **August** of the year **2022** subject nevertheless to the provision of the Bombay Land Revenue Code, 1879, and the rules hereunder **PAYING THEREFORE** yearly on or before the 31st day of March of each year during the said term unto the Lesser at the Office of the Managing Director or as otherwise required to pay the rent of **Rs.11- (Rupees Eleven only) per annum** and also at the end of 99 years computed from the **date** as hereinbefore mentioned the Lesser shall have the right to renew this Lease for a further period of 99 years and in the event of the Lessee exercising such option in the manner hereinafter provided, the Lesser shall have the right to increase the sum of yearly rent as hereinbefore stipulated by a further sum which shall be 100 percent of the original sum of rent and provided further that if the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee herein contained and at the end of the said period of 99 years, but before the expiry of the said period the Lessee has given the Lesser 3 months previous notice in



For, Dhaval Packaging Pvt. Ltd.

[Signature]
Director

[Signature]



writing, of his desire to have the Lease of the demised premises renewed for a further period of 99 years, the Lessor shall and will at the cost and expenses in every respect of the Lessee, grant to the Lessee a further lease of the demised premises for a further term of 99 years with the same covenants and provisions and stipulations, terms and conditions except this clause of renewal as the amount of rent which the lessor shall be entitled to increase by 100 percent stipulated above.

2.

The Lessee hereby covenants with the Lessor as follows:-

To pay balance
premium price

(a) The total premium price of the demised premises (consisting of Plot No. E-552 has been fixed Rs.3,92,23,854/- (Rs. **Three Crores Ninety two Lakhs Twenty three Thousand Eight Hundred Fifty four only**) calculated at Rs.4160/- per sq.mtr. plus frontage charges at the rate of Rs. 5% i.e.208/- per sq.mt. over the price of 8979.82 sq.mtr. Out of the said price, the Lessee has already paid Rs.3,92,23,854/- (Rs. **Three Crores Ninety two Lakhs Twenty three Thousand Eight Hundred Fifty four only**) being an amount equal to 100% percent of the premium price of the said plot and now on the date of these presents the balance of the premium price of the said plot to be paid by the Lessee to the Lessor with interest at per annum is

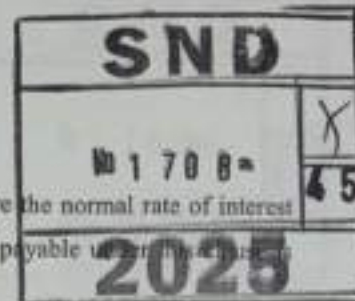
(i) The interest rate would be subject to revision from time to time at the discretion of the Corporation and interest would be payable at such revised rates from such dates as many be specified by the Corporation.

(ii) In addition if any outstanding dues come to light at a later date due to discrepancy in accounts the Lessee would be responsible to make good such dues with interest to the Lessor furnishing the details of such outstanding dues.

(iii) The Lessee will make full and regular payment of all the instalments that are required to be paid under this sub-clause. if any payment is delayed or not paid, the Lessee will pay to the

For, Dhaval Packaging Pvt. Ltd.

Director



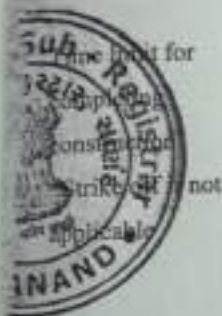
Lessor interest at 3 percentage above the normal rate of interest per annum, until the entire amount payable under this lease is paid by the Lessee to the Lessor.

(iv) The Lessee will, in each year within two months from the expiry of his accounting year, supply to the Lessor a copy of his profit and loss account pertaining to that accounting year and the business run by him in the demised premises.

To pay rent

(b) That during the term of this Lease, the Lessee will pay to the Lessor the rent hereby revised at the time and in the manner aforesaid.

*(c) That under the License Agreement the Lessee has already commenced the construction of a building to be used as a factory for Manufacturing of Foods Packaging Containers, sweet Packaging containers, seal for Steel pipe party food plates. Now, the Lessee will, within a period of four years from the date of the License Agreement completed, the construction of the said building at his own expense, and in a substantial and workman like manner and with new and sound materials and with all requisite drains and other conveniences as may be necessary under the factories Act, so as to make the building fit for occupation as a factory for the aforesaid purpose.



*Strike off if the area of plot is less then 20,000 sq.mts.

*The area of the plot allotted to the lessee being 8979.82 sq. meters. It shall be permissible to the Lessee to utilize within the period, and in the manner aforesaid a part o the area for the construction of a building to be used as an industrial factory and to retain the remaining area of the plot for future expansion of the project of the Lessee, subject to the following conditions :-

(i) The remaining area of the plot shall be fully utilized for the expansion of the project of the Lessee within a period of ten years from the date of the License Agreement.

(ii) It shall be open to the Lessor to review the progress of the utilization at the interval of every three and to resume the possession of the portion of the plot.

For, Dhaval Packaging

Director

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Conditions to be
observed in erecting
building etc



(iii) While utilizing a part of the plot for the construction of a building as aforesaid and retaining the remaining part of the plot for future expansion, the part to be utilized for the construction of the building shall be demarcated so as to make a sub division of the remaining part feasible in the event of the Lessor deciding to resume the possession of the unutilized portion of the plot.

(d) That no building of erection to be erected hereafter and no alteration or construction existing for the time being shall be commenced by the Lessee, unless and until specifications, plans, elevations sections and details thereof shall have been previously submitted by the Lessee in triplicate to The Executive Engineer of the Lessor (hereinafter referred to as " the Executive Engineer" which expression shall include any other Officer to whom the duties and functions of the Executive Engineer's may be assigned) for his scrutiny, and the same has been approved in writing by the Executive Engineer provided that in the completion of any such building or erection or making any such alteration or addition the Lessor and all bye laws, rules and regulations of the local authority of other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to the demised premises an any or building erection or structure (except a compound wall and steps and garages and necessary adjuncts thereto) shall be erected on any portion of the demised premises outside the building line shown in the plan.

Fencing

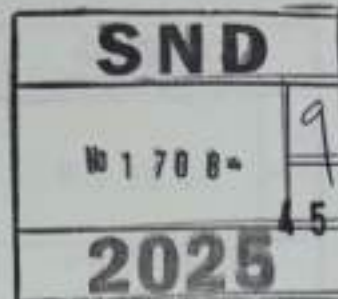
(e) That the demised premises will be fenced by the Lessee at his own expenses in every respect.

Effect of failure to
complete construction
within time

(f) That if the lessee fails to complete the construction work referred to in sub-clause (c) above within the period specified in that sub-clause, this Lease shall stand terminated unless for sufficient cause the Managing Director of the Lessor allows further time to complete the construction.

For, Dhaval Packaging Pvt. Ltd.

Director



To obtain licences etc.

(g) That if the Lessee, will obtain and renew all necessary licenses and pay all License and other fees and other cesses and taxes in respect of the demised premises by reason of their being used for the purpose and/or/ay of them and to observe and perform all local police and Municipal rules and regulations in connection with such use.

To pay rate taxes

charges etc.

(h) That he will pay existing and future taxes, cesses, rates assessments and outgoing of every description for the time being payable either by land lord or tenant or by the occupier in respect of the demised premises and any thing for the time being thereon. The present land revenue assessment of the land leased does not exceed Rs. 13380/- per annum or as may be fixed from time to time per annum. He will also pay to the Lessor in the manner determined by the Lessor service charges of whatever description (including charges for the supply of water, Lessee's share of expenses of maintenance of road and other common facilities and services) charged by the Lessor. As regards supply of water he shall abide by the conditions laid down in that behalf by the Lessor from time to time, provided that in the case of a Tax, Cess, rate or assessment as in required to be paid by the Lessor in respect of the demised premises. The Lessee shall pay to Lessor an amount equal to such tax, cess, rate or assessment as the case may be.

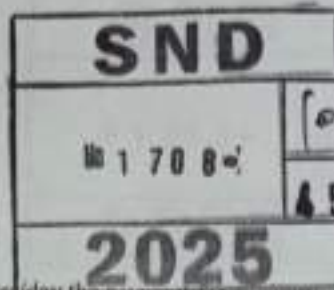
The lessee shall consume water for his unit at following rate from year to year:-

Year	Consumption per day (Litres)
1st Year	5.000 KLD/day
2nd Year	"
3rd year	"
Onwards	"

Even if he fail to consume water to the extent mentioned above, he would pay the water charges for the quantity equal to 70% of the above mentioned quantity irrespective of consumption, and if

For, Dhaval Packaging Pvt. Ltd.

Director



demand is more than 50,000 litres/day the payment for minimum charges for 70% of the demanded quantity shall commence from the date of commencement of actual consumption of water from the date on which the utilization period for plot/Plot is over as under from the date of allotment :-

- (1) Plots: Having area upto 10,000 sq.mtrs. -2 years.
- (2) Plots: Having area more than 10,000 sq.mtrs. -3 Years or earlier specifically mentioned by the applicant.

The water charges would be payable at the prevailing water rate of the estate for the financial year as fixed by the Corporation from time to time and on failure to pay the minimum charges, the Licensee/Lessee shall be liable to the actions including Termination of Agreement and subsequent steps.

- (i) That he will not make any excavation upon any part of the demised premises nor remove any stone, sand, gravel, clay or earth, therefore except for the purpose of forming foundation of building or for the purpose of executing any work pursuant to the terms of this Lease.

Access road

- (j) That the Lessee having at his own expense constructed an access road leading from the main road to the demised premises will at all times hereafter maintain the same in good order and condition to the satisfaction of the Executive Engineer.

Sanitation

- (k) That he shall observe and conform to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and that he shall provide sufficient latrine accommodation and other sanitary arrangements for the Labourers, workmen and other staff employed on the demised premises, in order to keep the demised premises and surroundings clean and in good condition to the satisfaction of the Executive Engineer and shall not without the previous consent in writing of the Executive Engineer permit any labourers or workmen to reside upon the demised premises and in the event of such

For, Dhaval Packaging Pvt. Ltd.

Director

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consent being given shall comply with the provisions thereof. Failure on the part of the licensee/purchaser/lessee to comply with the provision of any law regarding disposal of industrial effluent shall entitle the Corporation disconnect water supply to the licensee/purchaser/lessee and to resume the possession of land. The Licensee/purchaser/lessee shall have to take Drainage connection when intimate by the Corporation and shall have to pay the entire necessary amount towards capital amount recovery and shall have to pay regular drainage cess as affixed by the Corporation from time to time. While drainage connection, the Licensee / Purchaser / Lessee shall have to comply with all regulations contained in "Drainage Regulations 1990" of G.I.D.C.

*As regards the industrial effluent produced in the course of the industry carried on the said land and licence shall be treated the effluent to the standards of NOC/Consent of the Gujarat Pollution Control Board and the rules and regulations covered under (The water prevention and control of pollution Act,1974) and (The Air prevention and control of pollution Act,1981) and (E.P.Act,1986) with all latest amendments and any other laws that may be in force from time to time. Failure on this part to comply with such provisions shall be entitled the licensor to disconnect power/water supply to the licensee and to resume the possession of the land. The licensee shall have to take drainage connection when intimated by the corporation and shall have to pay all the necessary amounts towards capital amount recovery and shall have to pay regular drainage cess. While taking drainage connection, the licensee shall have to comply all regulations covered under "Drainage Regulation 1990" of GIDC. He / Licensee/Lessee shall not start production activity in the allotted plot/Plot unless and until it has effectively and completely complied with the pollution control measures required to be undertaken by him/ Licensee/Lessee under any permission which may have been granted by the GPCB. And if he/Licensee/Lessee without complying with the pollution measures start or continue with their industrial activity the Licensor/Lessor shall be duty bound to disconnect electricity supply and water supply of the Licensee's unit even without prior notice".

For, Dhaval Packaging Pvt. Ltd.

Director

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Compliance with laws

(KK) The lessee shall comply with all laws (including Acts, Rules, Regulations or orders) passes, made or issued by the Govt. of Gujarat or by the Govt. of India from time to time, relating to the business of industry carried on by the Lessee or having a bearing on the same. The Lessee shall in particular, comply with observe and act according to laws on the subject of ecology and environment, like the water (Prevention & Control of Pollution) Cess Act, 1974, the air (Prevention & Control of Pollution) cess Act, 1981, and water (Prevention & Control of Pollution) cess Act, 1977, and the environment (protection) Act, 1986. The fact of the Lessor assisting the Lessee in the matter of supplying or providing amenities or facilities like water, sewage, electricity etc. shall not mean that the Lessee is thereby absolved from his responsibility or liability in respect of the same. Similarly, in respect of any scheme, project of work undertaken by the Lessor on behalf of or for the benefit of the lessee or of the Lessee and other industries or person jointly, the Lessee shall not thereby be deemed to have been absolved from liability under the relevant or concerned law, nor shall it make the Lessor or any of the servants or agents liable for any non compliance, non-observance or breach of any such law.

Provision of services
amenities, facilities

(kkk) The Lessee shall be free from to obtain any service amenity or facility like water, drainage, electricity etc. directly from the concerned agency, like the local body Electricity Board etc. In case the Lessor makes the arrangements for procuring or supplying service, etc. for the benefit of and on behalf of the Lessee avails of the same, it shall amount to a commitment on the part of the Lessor to provide the same, nor to shall it be constructed as hiring of or contract for supply of such services by the Lessor to the Lessee. The Lessee shall not hold the Lessor liable in case of any delay deficiency, in-sufficiency or failure in supply of such amenity, facility or service nor shall the Lessee be deemed to be a consumer qua the

For, Dharm

Pvt. Ltd.
Director

Dr. H. K. S.

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Lessor in respect of the same within the meaning of the provision of the consumer protection Act, 1986. Failure on the part of the licensee/purchaser/lessee to comply with the provision of any law regarding disposal of industrial effluent shall entitle the Corporation disconnect water supply to the licensee/purchaser/lessee and to resume the possession of land. The Licensee/purchase/lessee shall have to take Drainage connection when intimate by the Corporation and shall have to pay the entire necessary amount towards capital amount recovery and shall have to pay regular drainage cess as affixed by the Corporation from time to time. While drainage connection, the Licensee / Purchaser / Lessee shall have to comply with all regulations contained in "Drainage Regulations 1990" of G.I.D.C.

The Corporation may provide fire fighter services in some of the Estate as an amenity. In case of non provision or any delay or non availability of the fire fighter at the time of fire, the licensee / Purchaser / Lessee will not claim any losses / damages due to this.

To repair

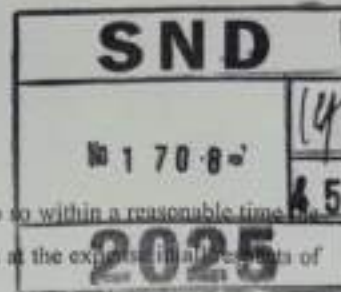
- (l) That throughout the same term the Lessee shall at his expense pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Executive Engineer, the buildings and premises and the drains, compound walls and fences there onto belonging and all fixtures and addition thereto,

To enter and inspect

- (m) That he shall, on a week's previous notice in that behalf, permit the Lessor or the Managing Director or the Executive Engineer, and the Officers, surveyors, Workmen and / or other staff employed by them, from time to time and at all reasonable times of the day during the term hereby granted, to enter into or upon such demised premises and to inspect the state of repairs thereof and if upon each inspection, it shall appear that any repairs are necessary they or any of them may be notice to the Lessee call upon him to execute the repairs

For, Dhaval Packaging Pvt. Ltd.

Director



and upon his failure to do so within a reasonable time the Lessor may execute them at the expense of the Lessee.

Nuisance

- (n) That he shall not do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity. That he shall not interfere or cause damage to the properties belonging to the lessor whether located outside or inside the premises, such as water supply lines, drainage lines, water meters, street-lights and such other properties. In case he is found interfering or causing damage to the properties of the Lessor, it would amount to breach of the condition of the Lease and he would be liable to be evicted from the premises occupied by him under provision of the Gujarat Public Premises (Eviction of unauthorized Occupants Act, 1972) or any other law for the time in force and Lessor will be entitle to recover the cost of making good such damages with penalty as it may determine and such amount would be recoverable as an arrears of and Revenue.

User

- (o) That he will use the demised premises only for the purpose of **Manufacturing of Foods Packaging Containers, sweet Packaging containers, seal for Steel pipe party food plates.** and matters connected therewith and shall not use the demised premises or any part thereof for any other purpose without the permission in writing of the Managing Director Provided that the demised premises shall not be used for the purpose of a factory or any industry which by reason of emission of odour, liquid, effluvia, dust, smoke, gas, noise, vibration or fire hazards is declared as obnoxious by the Lessor.

Insurance

- (p) That he will keep the buildings erected on the demised premises excluding foundations and plinth insured in the name of the Lessee against loss or damage by fire in a sum equivalent to the cost of the buildings (excluding foundation and plinth) in some well established insurance company.

For, Dhaval Packaging Pvt. Ltd.

Director

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Delivery of possession
after expiration

- (q) That at the expiration, or sooner determination of the said term, the Lessee will quietly deliver to the Lessor the demised premises and all erections and buildings then standing or being thereon PROVIDED ALWAYS that the lessee shall be at liberty, if he shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration or determination of the said term, to remove and appropriate to himself all buildings, erection and structures and materials from the demised premises, but so nevertheless that the Lessee shall deliver to the Lessor all land from which such buildings, erections or structures may have been removed after the same is levelled and put in good order and condition to the satisfaction of the Lessor.

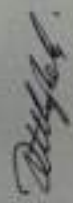


Power supply

- (1) For obtaining power supply, concern Licensee/Purchaser/Lessee, shall have to apply to the power supply authorities in prescribed application form. He is also responsible for follow-up for timely receipt of estimate and power, Corporation will not be responsible for timely receipt of estimate for power.
- (2) Lessee has to complete formalities of signing Agreement, payments of Security Deposit and complete wiring of electrical installation as per I.E. rules and submit the test report for wiring from licensed electrical contractor before release of connection.
- (3) High tension power consumer having power demand in excess of 500 KVA & of specific requirements shall have to make separate feeder at this cost.
- (4) Full cost of high tension or low tension line both end cost of feeder and sending equipments as the case may be is to be borne by consumer. No reimbursement or cost sharing is admissible to high tension or low tension power consumer. For extension of load at a future date, full cost is to be borne by the consumer.

For, L.


Pvt. Ltd.
Director



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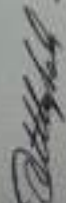
- (5) The supply of voltage and source of power shall be decided by the power supply authority of the customer having power demand in excess of 2400 KVA.
- (6) Lessee is liable to pay for cost of land occupied for corridor for laying electric circuit for power supply, as per the site condition and the prevalent policy of the Corporation.
- (7) Lessee has to pay for cost of augmentation of sub-station on his pro-rate demand basis and at the rate and policy prevalent in the Corporation.
- (8) Lessee can not seek relief of deferment of payment towards instalment of delay in availability of power.
- (r) That he will not transfer, assign underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous permission of the Lessor. For the purpose of this covenant, any change in the constitution of the Lessee shall be deemed to be a transfer by the Lessee of his interest in the demised premises in favour of another person, provided that where the Lessee is a body corporate, a change in its Board of Directors or managing Committee by whatever name called shall not be deemed to be a change in the constitution of the Lessee, provided further that where the lessee, for the purpose of constructing a building on the demised premises, is to obtained loan from a bank or other financial institutions by mortgaging his lease hold interest in the demised premises in favour of such Bank or Institution, permission of the Lessor shall be deemed to have been given subject to the conditions:-



For, Director

Director

That such mortgage shall not affect the rights and powers of the Lessor under this Lease Deed and



(c) The Lessor will send to the said financial institutions concerned as the case may be a copy of the notice of not less than 90 days that may be served upon the Lessee for rectification of the breach of any of the covenants of the said deed.

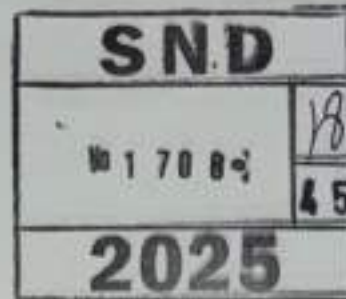


(s) In the event of such transfer, assignment, under letting or parting with, there shall be delivered by the Lessee at his own expense a notice thereof to the Managing Directors or such Officers of the Lessor as the Lessor may direct with twenty days from the date on which the transfer, assignment, under-letting or parting with becomes effective whether by registration thereof under the Indian registration Act or otherwise, provided that in the event of such transfer, assignment, under letting or parting with fifty percent of the unearned increment that may be accrued to the Lessee shall be paid by the Lessee to the Managing Director of the Lessor, provided further that the unearned increment shall be valued by the Chief Accounts Officer of the Lessor and the decision of the Chief Accounts Officer will be binding on the Lessee.

(f) In the event of death, insolvency or liquidation of the Lessee the person in whom the title shall vest on account thereof shall cause notice thereof to be given to the Lessor within One month from the date of such vesting.

All sums payable by the Lessee to the Lessor under these presents by and recoverable by the Lessor from the Lessee under these presents and under the Gujarat Industrial Development Act, 1962 and all charges and expenses incurred by the Lessor in connection therewith shall be recovered from recovered from the Lessee as arrears of land revenue under section- 28 B or, as the case may be, section-41 of that Act.

Director



4. Breach of covenants

If the said rent hereby reserved or any instalment of premium price shall be in arrears for more than two months whether the same shall have been legally demanded or not or if and whenever there shall be a breach by the Lessee of any of the covenants herein contained may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the buildings or improvements built or carried out on the demised premises or claimed by the Lessee on account of such building or improvements, PROVIDED THAT that the power of re-entry hereinbefore contained shall not be exercised unless and until the Managing Director on behalf of the Lessor shall have given to the lessee a notice in writing of his intention to enter and of the specific breach or any breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach within three months after giving of such notice.

5. Alteration of estate rules

The lay-out of the Sanand-II industrial Area Estate, the building conditions and other regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time as the Lessor thinks fit and the Lessee shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

6. Allotment letter and marginal notice

The Lessor had issued, in respect of the demised premises an allotment letter No. GIDC/ALT/SanI/RM/811 Dated 23/08/2022 and subsequent final transfer order - dated. - The terms and conditions of the said allotment as well as final transfer order will form part of this agreement/ Lease. The marginal notes do not form part of Lease and shall not be referred to for construction or interpretation thereof.

For, Dhaval Packaging Pvt. Ltd.

Director



7. Stamp duty

*Strike off where not applicable

The stamp duty and registration charges payable in respect of this indenture and the duplicate thereof shall be borne by the lessee. The lessee shall retain duplicate of this indenture and original indenture shall remain with the Lessor. The lease deed shall be registered at a place within the state of Gujarat, where such registration is under the provision of the Indian Registration Act.

The stamp Duty payable in respect of this instrument has been exempted by Government vide Revenue Department order No. GHM :77:547:M: STP:1477; Con: 6934-H-Dated. 17.11.1977 published in extraordinary Gazettee Vol.XVIII dated 17.11.1977 read with Govt., Revenue Department Order No. GHM:78:147; M;STP: 1477; Con.:6934-H dated 27-4-1978.

OR

The stamp Duty is exempted for the Plots allotted during the period from 01-11-1977 to 31-03-1987 if there is no change in constitution has taken place.

8. Implementation of new employment policy

The party of the second part/The lessee shall have to fill up at least 85% post in their industrial until by local persons and for manager and Supervisory cadres at least 60% posts are to be filled up by local persons. The expression 'local person' shall mean a person domiciled in Gujarat State for minimum 15 years shall be considered as local person.

9.

That he shall have to pay at a time an amount equal to 1% per year of the total value of land leased at prevailing allotment prices of the estate for the period for which the lease hold rights are to be mortgaged in favour of financial institutions for securing the financial assistance/loan to be obtained by other associated units of the lessee situated outside by GIDC Estate.

For, Dhaval Packaging Pvt. Ltd.

Director



- 18 -

SCHEDULE
(Description of Land)

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No 17082	25 65
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ALL THAT piece of land known as Plot No. E-552 in the Sanand-II industrial Estate consisting of Revenue Survey Nos. 337/p, 339/p, 340/p, 341/p, City Survey Nos. - within the village limits of Hirapur, Taluka Sanand, District Ahmedabad containing by admeasurements 8979.82 sq.mtrs. or thereabout and bounded as follows, that is to say :

On or towards the North by Plot No. E-551

On or towards the South by Plot No. E-553

On or towards the East by 45-00 Mtr Wide Road

On or towards the West by Plot No. E-547



IN WITNESS WHERE OF the Lessor has caused Shri D. H. Vaghela, an Officer authorized by it, to set his hand and affix the common seal hereon and the Lessee has hereinto set his hand and seal on the day and year first above written.

Signed, Sealed and Delivered

By D. H. Vaghela
(Full name in block letters)

Officer of the
Gujarat Industrial Development Corporation
in the presence of:

Name

1.

(Full name in block letters)

2.

(Full name in block letters)

(Signature)
Signature

(Signature)
Signature

(Signature)
Signature

SIGNED, SEALED AND DELIVERED BY

The above named Lessee

In the presence of :

(Full name in block letters)

For, Dhaval Packaging Pvt. Ltd.

(Signature)
Director
Signature

1. Senvi chloti Bhui
(Full name in block letters)

(Signature)
Signature

2. N. R. Dulera
(Full name in block letters)

(Signature)
N. R. Dulera
Signature

SND

1708

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5

નોંધણી અધિનિયમ ૧૯૦૮ની કલમ ૩૨-એ મુજબનું પરિશિષ્ટ
દસ્તાવેજમાં જણાવેલ વિગતોનું સંક્ષિપ્ત વર્ણન અમે નીચે મુજબ કરીએ છીએ.

2025

ગુજરાત સ્ટેમ્પ અધિ અંતર્ગત દસ્તાવેજનો પ્રકાર	Lease Transfer Of Lease
અવેજ	39290809.00
બજાર કિંમત	0.00
તબદિલ થનાર સ્થાવર મિલકતનું વર્ણન	All That Piece Of Land Known As Plot No E-552 in The Sanand-II Industrial Area / Estate Consisting Of Revenue Survey Nos 337/p , 339/p , 340/p , 341/p Within The Village Limits Of Hirapur Ta Sanand Dist Ahmedabad Containing By Admeasurement 8979.82 Sq.Metres Or Thereabout And Bounded As Follows , That is To Say
સ્થાવર મિલકતની ચતુર્દિશાનું વર્ણન	ઉત્તર 45.00 mtr Wide Road
ઉત્તર	
પૂર્વ	Plot no E-551
પશ્ચિમ	
દક્ષિણ	Plot no E-547
પશ્ચિમ	Plot no E-553

ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ની કલમ ૨૮ મુજબ સ્ટેમ્પ ડ્યુટીની અસર કરતી બધી બાબતો અન્વયે સ્ટેમ્પ ડ્યુટીની ગણતરી કરી ચોગ્ગ સ્ટેમ્પ

પર દસ્તાવેજ કરી આપવા માટે અમે દસ્તાવેજ કરી આપનાર કદાચ હીએ તેની અમે દસ્તાવેજ કરી આપનાર ખાત્રી આપીએ છીએ, ઉપરની માહિતી આપી છે, જે કોઈ બોટી માહિતી આપેલ હોય તે અમારી સમક્ષ નોંધણી અધિનિયમ ૧૯૦૮ તથા સ્ટેમ્પ એક્ટ ૧૯૫૮ અંતર્ગત નોંધણીની જવાબદારી ની બાંહેધરી કરી સામે છો એવી બાંહેધરી આપીએ છીએ, જે વાંચી સમજાવે નીચે સહી કરી આપીએ છીએ.

નોંધણી અધિનિયમ-૧૯૦૮ની કલમ-૮૨ અને ૮૩ અંતર્ગત સબ રજીસ્ટ્રાર સમક્ષ ખોલ કચનો કરવા માટે સાત (૭) વર્ષ સુધીની ફેદ અથવા દંડની શિક્ષા અથવા તે બન્ને થઈ શકે છે.

ગુજરાત સ્ટેમ્પ અધિનિયમ-૧૯૫૮ની કલમ-૬૨ મુજબ કલમ-૨૮ અન્વયે સ્ટેમ્પ ડ્યુટી ભરવાની જરૂરતા તથા અસર કરતી કડીકત તથા સંજોગો બહી દર્શાવવાનો ગુનો આ કલમ હેઠળ સજાપાત્ર છે.દસ્તાવેજ કરી આપનાર તેમજ દસ્તાવેજ કરાવી લેનાર બન્ને સજા પાત્ર છે તેવી જોગવાઈ અમારી જાણમાં છે.

દસ્તાવેજ કરી આપનાર

નામ	ફોટો	સહી
GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION		

2025

Director





Gujarat Industrial Development Corporation
Plot no SM-39/1, Sanand Industrial Estate, Opposite Ford Plant, Near
Shiyawada Cross Road, GIDC, Sanand. Email
Id:rmahd2@gidegujarat.org



JAL T/San1/RM/811

Date: 23/08/2022

By R.P.A.D.
General



To,
Dhaval Packaging Private Limited
B-701, Vastu Oasis,
Opp Vrudavan Bunglow
Thaltej, Ahmedabad
380059

City: Ahmedabad,
Pin Code: 380059



Sub: Offer-Cum-Allotment of Plot No E-552 at Sanand - II Industrial Estate

Ref: our Online Application dated : 04/07/2022

Dear Sir,

Gujarat Industrial Development Corporation (GIDC) would like to welcome Dhaval Packaging Private Limited, a Private Limited Company as under with their respective percentage of profit sharing/shareholding, in its Sanand - II industrial Estate.

Sr.No.	Name of the Share holder/Partner/Proprietor	Percentage of shareholding/ profit-sharing
1	Dhaval Dagla	35.00 %
2	MANISH DAGLA	35.00 %
3	JIGAR HARIVADAN CONTRACTOR	10.00 %
4	JIGAR MANUBHAI SHAH	10.00 %
5	AALAP DIPAK SHAH	10.00 %

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Date: 2022.08.23 17:21:45+05'30'
Reason: CHINTAN MEHTA, Regional Manager
Location: Ahmedabad

Accordingly, we are sending this Offer-cum-Allotment (OCA) letter to you. Please find enclosed the form of agreement in triplicate, which is to be duly executed and returned within 60 days from the date of this OCA letter. It is not necessary to execute this agreement in our presence; the same can be executed at your end and can be sent by post.



A	Plot Details	
[01]	Plot Number	
[02]	Area of Plot in square meters	8979.62
B . Price of Land		
	Allotment Price @ Rs. 4,160.00 per sq.mtr.	₹ 37356051
	Capital Cost of Water Supply @ Rs. 50.00/- Sq.mtrs.	₹ 448991
	Frontage Charges (@ 5% of Allotment Price for the first 50,000 sq. mt.	₹ 1867803
	Frontage Charges (Rs.15/- per sq. mt. above 50000 Sqmt. area)	₹ 0
	Cost of Shed	₹ 0.00
	Total Allotment Price	₹ 39672845
	Less: Amount Concession of SC/ST/Lady _____ %	₹ 0
	After the Less Amount.	₹ 39672845
	Net Allotment Price	₹ 39672845

Procedure for obtaining possession:

A . Mode of Payment :

[a] The payment can be made through two options, as below:-

[i]. Upfront Payment

[i] Upfront Payment The allottee can make an upfront payment of the full Net Allotment Price + Welfare Fund + Development Charges + Chemical/Nonchemical Charges + N.A.A Charges + L.R. Charges + Participative Charge. + LRC Charges = Rs.40,968,171.00

[ii]. Installment Payment

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Date: 2022.08.23 17:21:45
Reason: CHINTAN MEHTA Regional Manager
Location: Ahmedabad

The allottee can make payment of 30% of the net allotment price, i.e. Rs. 1,90,18,54.00. The balance amount of Rs.27,70,992/- (Rs. Two Crores Seventy Seven Thousand Nine Hundred Ninety-One Only), being 'balance capital', shall be payable in 32 equal quarterly installments with 10.5% rate of interest by post dated cheques (PDCs).

You shall have to pay only interest on balance capital for first 2 years in 8 quarterly installments. So you shall have to produce 40 PDC cheques.

Other Charges if applicable except allotment price is to be paid 100% upfront.

You shall have to furnish initial DD of Rs. 13,524,878.00/- in favour of GIDC, payable at Ahmedabad towards



30% Down Payment	₹ 11901854.00
Waste Fund For Land Looser Rs.15/- per Sq. mtr.	₹ 134697
Adjoining Charges	₹ 0.00
0.00% SGST for Adjoining Charges	₹ 0.00
0.00% CGST for Adjoining Charges	₹ 0.00
1% Adm. Charges on Balance 70% Capital	₹ 277710
9.00% SGST for Admin Charges	₹ 24994.00
9.00% CGST for Admin Charges	₹ 24994.00
Development Charges Rs. 2/- per sq.mtr.	₹ 17960
9.00% SGST for Development Charges	₹ 1617.00
9.00% CGST for DevelopmentCharges	₹ 1617.00
Chemical / Non- Chemical Charges.	₹ 2500
9.00% SGST for Chemical / Non- Chemical Charges	₹ 225.00
9.00% CGST for Chemical / Non- Chemical Charges	₹ 225.00
Participative Charge on 3% of allotment price	₹ 1120682
0.00% SGST for Participative Charges	₹ 0.00
0.00% CGST for Participative Charges	₹ 0.00
N.A.A For Current Year	₹ 13380

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GIDC
Date: 2023.08.23 17:21:45+05'30'
Reason: CHRISTAN MEHTA Regional Manager
Location: Ahmedabad

9.00% SGST for N.A.A For Current Year Charges	₹ 1205.00
9.00% CGST for N.A.A For Current Year Charges	₹ 1205.00
LR For Current Year	₹ 11.00
9.00% SGST for LR For Current Year Charges	₹ 1.00
9.00% CGST for LR For Current Year Charges	₹ 1.00
0.00% Additional Charge of Premium Price	₹ 0.00
Research & Innovation Fund for education @ Rs. 5/- sq.mtrs	₹ 0.00
PCPIR Charges	₹ 0.00
LRC Charges for LCR Rate 0.00	₹ 0.00
Total	₹ 13524878.00

(iii). Installment Payment

The allottee can make payment of 50% of the net allotment price, i.e. Rs. 19,836,423.00 The balance amount of Rs.19,836,422.50/- (Rs. One Crore Ninety-Eight Lakhs Thirty-Six Thousand Four Hundred Twenty-Two Only), being 'balance capital', shall be payable in 80 equal quarterly installments (for the period of 20 years) with 10.5% rate of interest by post dated cheques (PDCs).

Other Charges if applicable except allotment price is to be paid 100% upfront.

You shall have to furnish initial DD of Rs. 21,365,819.00/- in favour of GIDC, payable at Ahmedabad towards

50% Down Payment	₹ 19,836,423.0000
Welfare Fund For Land Looser Rs.15/- per Sq. mtr.	₹ 134697.00
Adjoining Charges	₹ 0.00
0.00% SGST for Adjoining Charges	₹ 0.00
0.00% CGST for Adjoining Charges	₹ 0.00

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GIDC
Date: 2022.08.25 17:21:45+05'30'
Reason: CHINTAN MEHTA Regional Manager
Location: Ahmedabad

1 % Adm. Charges on Balance 50% Capital	₹ 198384.00
9.00% SGST for Admin Charges	₹ 17853.00
9.00% CGST for Admin Charges	₹ 17853.00
Development Charges Rs. 2/- per sq.mtr.	₹ 17860.00
9.00% SGST for Development Charges	₹ 1617.00
9.00% CGST for Development Charges	₹ 1617.00
Chemical / Non- Chemical Charges.	₹ 2500.00
9.00% SGST for Chemical / Non- Chemical Charges	₹ 225.00
9.00% CGST for Chemical / Non- Chemical Charges	₹ 225.00
Participative Charge on 3% of allotment price	₹ 1120682.00
9.00% SGST for Participative Charges	₹ 0.00
9.00% CGST for Participative Charges	₹ 0.00
N.A.A For Current Year	₹ 13380.00
9.00% SGST for N.A.A For Current Year Charges	₹ 1205.00
9.00% CGST for N.A.A For Current Year Charges	₹ 1205.00
LR For Current Year	₹ 11.00
9.00% SGST for LR For Current Year Charges	₹ 1.00
9.00% CGST for LR For Current Year Charges	₹ 1.00
0.00% Additional Charge of Premium Price	₹ 0.00
Research & Innovation Fund for education @ Rs. 5/- sq.mtrs	₹ 0
PCPIR Charges	₹ 0.00
LRC Charges for LCR Rate 0.00	₹ 0.00
Total	₹ 21365819.00

- **Rate of Interest:** The rate of interest mentioned above is subject to revision from time to time at the discretion of the Corporation and the interest would be payable at such revised rates and from such dates as may be specified by the Corporation from time to time.

Signature Not Verified

Digitally signed by DEVELOPMENT CORPORATION
 DN: cn=, o=, ou=, email=, c=IN
 Date: 2022.08.23 17:21:45+05'30'
 Reason: CHINTAN MEHTA Regional Manager
 Location: Ahmedabad

- **Rate of interest on delayed payment:** In case of default in payment of scheduled instalments the Corporation levies penal interest at the rate of 3% p.a. over and above the normal interest.
- [b] **Revenue Charges/Contribution towards Infrastructure Development Fund,** as applicable, charged separately every year.
- [c] Allottee shall have to pay the development charges, if applicable.
- [d] Prior permission of the Corporation is required to be taken by the allottee, bank, financial institution or any other person for creating a lien on the property. If prior permission of the Corporation is not obtained, the concerned person/institution will not have any kind of lien on the property allotted.



Conditions for Utilization of Property:

- [a] **In case of Shed:** Allottee shall put the shed to industrial use for manufacturing the products mentioned in the application within a period of 6 months from the date of possession, failing which Corporation is entitled to take back the possession.
- [b] **In case of other built-up properties:** Allottee shall put to use the shops/ godown/ canteen/ meeting quarter etc., as per application, within a period of 6 months from the date of possession, failing which Corporation is entitled to take back the possession.
- [c] **In case of plot:** Allottee is required to get the building plans approved from GIDC/ Competent Authority. Allottee is required to commence commercial production as under:

<u>Area (in sq. mtr.)</u>	<u>Time limit given for commencement of commercial production</u>	<u>Non-Utilisation Charge</u>
Upto 1,00,000 sq.mtr	4 years from Date of possession if possession is taken within 30 days from date of possession advise.	<u>2% of prevailing Allotment price per square meter per year presently. (As per the policy from time to time)</u>
100001 & above	5 years from Date of possession if possession is taken within 30 days from date of possession advise.	

- Allottee is required to intimate the date of production to the Corporation, failing which the Corporation is entitled to take back the possession of the plot, unless extension is given by the Corporation.
- Allottee is required to construct minimum 20% of the plot area on ground floor for considering utilization of plot.

Signature Not Verified

Digitally signed by DEVELOPMENT CORPORATION
604
Date: 2023.08.23 17:21:45+05'30'
Reason: CHINTAN MEHTA Regional Manager
Location: Ahmedabad

► **Power Supply:**

Your power demand is 800.000 KW as per application.

Therefore you shall draw power as per below mentioned norms:

- (a) Up to 100 kW/ 125 HP - LT connection - three phase @ 440 V source and
(b) above 125 HP/ 100 kW & upto 500 kVA HT connection at his own cost from the nearest 11 kV network within the estate.

► **Water Supply:**

Permissible water supply is 2.69 KLD/day for every 2000 sq.mtr. area. Water requirement as per your application is 5.000 KLD/day for Domestic purpose and 0.000 KLD/day for Industrial purpose.

Water will be provided as per norms only. (a) Excess Water will be supplied by GIDC if available & you shall have to pay necessary charges as levied by GIDC. (b) You shall have to make own arrangement for treatment & disposal of the effluent. (c) You shall have to become member of approved TSDF site for the solid waste disposal, if applicable

C. General Conditions:

- [01] Allotee is required to produce registered Partnership Deed/ Memorandum and Articles of Association/Certificate of Incorporation, whichever is applicable.
- [02] The plot is offered on as-is-where-is basis for the purpose of manufacturing of FOODS PACKAGING CONTAINERS, SWEET PACKAGING CONTAINERS, SEAL FOR STEEL PIPE, PARTY FOOD PLATES. The allottee shall inspect the property and execute undertaking in the enclosed Performa.
- [03] The agreement forms are required to be signed by all the partners of partnership firm on each page. In case of Private/Public Limited Company, it is necessary to attach a copy of the Board Resolution authorizing the Director/Officer who is to sign the agreement.
- [04] Allotee is required to fill up at least 85% of posts in the unit built on this land by local persons. For managerial and supervisory cadres, at least 65% posts shall have to be filled by the local persons; however, the total posts of the unit filled by local persons shall not be less than 85%. Preference shall have to be given in employment to land losers of Sanand - II Industrial Estate. 'Local Person' means a person domiciled in Gujarat State for the last 15 years.
- [05] Allotee is required to produce Udyog Aadhar/ IEM Registration, project report, certificate indicating authorized, subscribed and paid up capital of the company, name of directors / shareholders and their holding in the Company, as applicable.
- [06] Allotee shall grow at least 3 trees per 200 sq. Mtrs. in the allotted plot.
- [07] You shall have to abide all the prevailing norms of the corporation applicable for plot.

Signature Not Verified

Digitally signed by DEVELOPMENT CORPORATION
GIDC
Date: 2022.08.25 17:21:45 +05'30'
Reason: CHANTAN MEHTA, Regional Manager
Location: Ahmedabad

[08] Change of use of the plot is prohibited.

[09] On receipt of payment and duly executed License agreement corporation shall issue a possession advice and accordingly the allottee shall have to take possession from deputy Engineer of the said estate within a period of 20 days from the date of possession advice, without fail.

If the possession is not taken by the allottee within time limit then the OCA shall be cancelled as per policy.

[10] The allottee is required to make payment from two options of mode of payment, within 60 days from the date of OCA. In case the payment is not made within 60 days of the OCA and there is a revision of AP, then the applicant shall have to pay original AP with interest or revised AP (Whichever is higher) as per prevalent policy.

[11] Subletting/subleasing of any part/full part of Non-utilized/unutilized plot is not permitted.

[12] Subletting/subleasing of any part/full part of utilized plot is permitted only with prior permission.

[13] Subdivision/transfer of utilized plot without permission of the Corporation is prohibited. In case found necessary action will be taken against the allottee.

[14] All the present and future liabilities arising out of Land Reference cases, shall be borne by the allottee as and when arises.

[15] Applicant can Make the online/offline payment through IFP portal compulsory.

[A] In case of online payment through IFP portal applicant have to make payment through E-payment only.

[B] In case of offline payment through DD, applicant will have to scan the DD and upload the DD in IFP portal only.

[16] You shall have to produce NOC from GPCB.

[17] Transfer of non utilized plot will be governed as per policy from time to time.

- Applicant may apply online for time limit extension from 45th day upto 60th day from the date of issued OCA through online system. No further offline representation will be consider for time limit extension after 60th day from issued OCA.

If 1) Offer Amount 2) Form of Agreement 3) PDCs 4) Acceptance-cum-Undertaking of this OCA letter are not received by Corporation within a period of 60 days from the date of this letter, the offer will stand automatically cancelled. The allottee will not be entitled to get the land at the offered price, he will also loose priority, and the application shall be automatically treated as closed.

Other Condition:

- If the allottee want to send D.D of offer amount via courier or registered A.D, he/she must have to upload D.D. on IFP portal within time limit of the O.C.A

Signature Not Verified

Digitally signed by DEVELOPMENT CORPORATION
404
Date: 2022.08.23 17:21:41+05'30'
Reason: CHINTAN MEHTA, Regional Manager
Location: Ahmedabad

SND

Offer-Cum-Allotment of Plot No E-552 (8.979.82 Sq.m) at Sanand - Industrial Estate.

31

45

Sr. No.	Name of Authorized Person / Director/ Partners	2025	
		Photograph of Authorized Person / Director/ Partners	Signature
1	Dhaval Degla		
2	MANISH DAGLA		
3	JIGAR HARIVADAN CONTRACTOR		
	JIGAR MANUBHAI SHAH		
	AALAP DIPAK SHAH		



Signature Not Verified

Digitally signed by DEVELOPMENT CORPORATION
SDA
Date: 2023.08.23 17:21:45+05'30'
Reason: CHINTAN MEHTA, Regional Manager
Location: Ahmedabad

SND	
Yours faithfully No 1708 Regional Manager GIDC, Ahmedabad	32 45
2025	

Enclosures:

- [01] Agreement Forms (in triplicate)
- [02] Acceptance of OCA in the form of undertaking

Copy to:

- [01] The Executive Director(Pre-Allotment), GIDC,Gandhinagar.
- [02] Executive Engineer, GIDC, Ahmedabad.
- [03] Executive Engineer (Elect./Mech.), GIDC, Gandhinagar.
- [04] Dy. Ex. Engineer, GIDC,Sanand - II ESTATE.
- [05] Accounts Officer, GIDC, Ahmedabad.

This document has been digitally signed, no physical signature is required



Signature Not Verified
Digitally signed by DEVELOPMENT CORPORATION
DN: cn=DEVELOPMENT CORPORATION
Date: 2022.09.23 17:21:47
Reason: CRITICAL ERROR
Location: Ahmedabad



GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION

(A Govt. of Gujarat Undertaking)

o/o Deputy Executive Engineer, Plot no SM-39/1, Sanand Industrial Estate,
Opposite Ford Plant, Near Shiyawada Cross Road, GIDC,
Sanand.

SND

2023

GIDC/ENG/DEE/ABD/SAN1/00008/2023

Date : 14/02/2023

POSSESSION RECEIPT

In pursuance of allotment of Plot No. E-552 admeasuring 8,979.82 situated in the Sanand - II (BOL) Industrial Estate at GIDC, Sanand - II is handed over on date, 14/02/2023 to DHAVAL PACKAGING PRIVATE LIMITED with reference to Handing over Possession Letter No. GIDC/EN/ABD/ALT/04077 dated 21/01/2023.

(Demarcated as per Field Book / "Tippan").

The said premises plot No.	Plot No E-552 is bounded as follows
Towards North	Plot No. E-551
Towards South	Plot No. E-553
Towards East	45 mt Road
Towards West	Plot No. E-547

Possession taken over by :

DHAVAL PACKAGING PRIVATE
LIMITED

Possession handed over by :

This document has been digitally signed, no physical signature is required

Signature Not Verified

Digitally signed by DS GUJARAT INDUSTRIAL
DEVELOPMENT CORPORATION SAN 491
Date: 2023.02.14 12:14:13+05'30'
Reason: Y R CHAUDHARI, Deputy Executive Engineer
Industrial Administration

Designation : Director

On behalf of :

Signature _____



Offer - cum - Allotment letter Reference No. GIDC/GM GR-1/CG/ABD/ALT/SAN1/00139/2022, date: 23/08/2022; Handing over Possession Letter no. GIDC/RM/ABD/ALT/04077 dated 21/01/2023

Yagnesh Ravindra Chauhan

Deputy Executive Engineer, Plot no SM-39/1, Sanand Industrial

Opposite Ford Plant, Near Shiyawada Cross

Plot/GIDC, Sanand,

Date: 14/02/2023.

If you have anything to say in the terms of the possession of plot please mention overleaf at the time of taking possession itself and no complains will be entertained for the said land later on.

REKAL PACKAGING PRIVATE LIMITED

B-701, Vastu Oasis,

Opp Vrudavan Bunglow

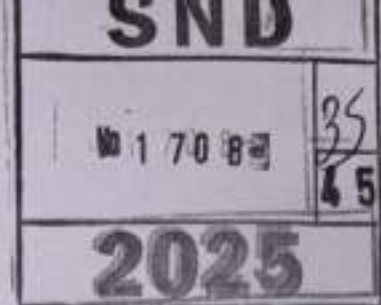
Thaltej, Ahmedabad

380059

This document has been digitally signed, no physical signature is required

Signature Not Verified

Digitally signed by DS SANAND INDUSTRIAL
DEVELOPMENT CORPORATION 491
Date: 2023.02.14 12:14:15+05'30'
Reason: Y R CHAUHAN Deputy Executive Engineer
Location: Ahmedabad



Copy f.w.r. to : RM, GIDC, Ahmedabad.
Copy f.w.r. to : Dy. C.A.O., GIDC, Ahmedabad.
Copy f.w.r. to : Executive Engineer, GIDC, Ahmedabad.
Copy f.w.r. to : Notified Area Officer, GIDC, Sanand - II.

Condition in respect of shed only

As per the legal requirement as well as in your own interest the shed must be insured with the insurance company recognized by G. I. D. C. and the company recognized by G. I. D. C. is the Government Insurance.

Directorate of insurance, Ambica Centre, 2nd Floor, Relief Road, A'bad.

Secretary Note

- (01) Plot is allotted on as is where is basis and there is no scope of change in allotment price.
- (02) Verified that the boundaries of the above plot are physically verified by me and are found correct.
- (03) On both sides of all roads in ROW near plot boundary, utility services like high voltage Electricity, Other Power Supply, Water Supply, Telephone, Gas lines etc. are passing, which are laid for facility of unit holders. Hence all plot holders are requested to take due care for protecting all the utility services, while executing their construction activities, specifically for compound wall and approach road to their unit from main road.
- (04) Allottee should construct Pipe/Slab Culvert for approach road to there unit from main road as directed by Engineer In-Charge.

Signature of Allottee

SHIVAL PACKAGING PRIVATE LIMITED

Designation : Director

On behalf off

Signature _____

Signature and designation of GIDC Representative

Handing over possession

Yagnesh Ravindra Chauhan

Dy. Exe. Engineer

GIDC, Sanand - II

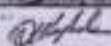
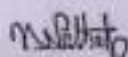
This document has been digitally signed, no physical signature is required

Signature Not Verified

Digitally signed by Dy. Executive Engineer, GIDC, Sanand - II, on 2023.09.14 12:14:13+05:30, Reason: Y.R. CHAUHAN, Deputy Executive Engineer, Location: Ahmedabad

GDC **GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION**
(Govt. of Gujarat Undertaking)
Udhay Bhavan, Block No. 4, Gandhinagar-382017,
Phone No. (079) 2320036-37.

 **CODE NO. : D-603**
DILIPKUMAR H. VAGHELA
EMPLOYEE OF CORPORATION
Valid upto 31/03/2026

 
SIGN. OF EMPLOYEE • **GENERAL MANAGER (E&A)** •

SND

No 1 70 82 36 45

2025



Dilipkumar H. Vaghela

Blood Group : B +ve
Date of Birth : 23/03/1968
Per. Address : 423, CHANKYAPURI SEC-5,
JANTANAGAR, RAILWAY
CROSSING, GHATLODIA,
AHMEDABAD - 61.
Ph. No. : 9925849383



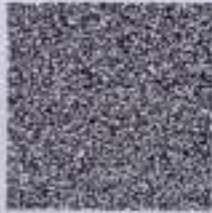
ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નંદાલાલ દાગ/Enrolment No.: 0124/11491/00007

To
શ્રી નંદાલાલ દાગ
Mr. Manish Dalga
B-701,
Vastu Ganga,
Opp. Vrudhavan Bungalow-II,
Hemipur Road,
Thalaj, Dist. Ahmedabad,
Gujarat - 380059.
PIN Code: 380059.
Mobile: 9327012657

Signature Not Verified
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digitally signed by Unique
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India. It may be forged.
Date: 15/07/2019 12:12
Size: 1024 bytes



મારો આધાર નંબર / Your Aadhaar No. :

4855 4824 8195

VID : 9161 5729 8897 9519

મારો આધાર, મારી ઓળખ

ભારત સરકાર
Government of India

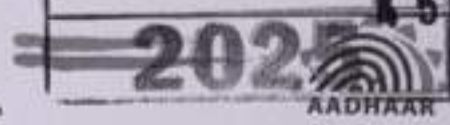


શ્રી નંદાલાલ દાગ
Manish Dalga
જન્મ તારીખ/DOB: 15/07/1973
પુલ/ GENDER: MALE

આધાર એ ઓળખની પુરાવા છે, નાગરિકતા અથવા જન્મ તારીખનો નહીં. તેનો ઉપયોગ માત્ર પાસવર્ડ (બાયોમેટ્રિક પ્રમાણિત) અથવા સુપર કોમ્પ્યુટરના બાયોમેટ્રિક પ્રમાણિત કરવાની જરૂર હોય જ શકી જાય છે.
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline KML).

4855 4824 8195

મારો આધાર, મારી ઓળખ



માહિતી / INFORMATION

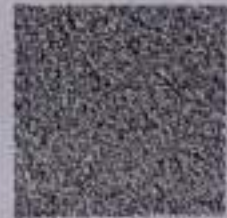
- આધાર એ ઓળખની પુરાવા છે, નાગરિકતા કે જન્મતારીખનો નહીં. જન્મ તારીખ અથવા નંબર પાસવર્ડ દ્વારા જથ્થા કરાવેલ વિધિઓમાં ઉપયોગિત, જન્મ તારીખના દસ્તાવેજના પુરાવા દ્વારા આધારનું માહિતી પર આધારિત છે.
- આ આધાર પત્રની ચકાસણી માટે અર્થઠી એ અર્થઠી દ્વારા નિયુક્ત પ્રમાણિત કરેલ બાયોમેટ્રિક દ્વારા ઓળખાણ પ્રમાણિત કરવા દ્વારા અથવા બાયોમેટ્રિક સ્કેનર પર ઉપલબ્ધ એમઆધાર અથવા આધાર સુપર સેનર બાયોમેટ્રિકનો ઉપયોગ કરીને અથવા www.uidai.gov.in પર ઉપલબ્ધ સુરક્ષિત સુપર કોડ રીડર બાયોમેટ્રિકનો ઉપયોગ કરીને સુપર કોડ સેન્ટર દ્વારા થવી જોઈશે.
- આધાર અનન્ય અને સુરક્ષિત છે.
- આધાર માટે નોંધણી તારીખથી દર 10 વર્ષ પછી ઓળખ અને સરનામાને સુપર અથવા દસ્તાવેજો આધારમાં અપડેટ થવા જોઈશે.
- આધાર તમને વિવિધ સરકારી અને પ્રાઇવેટ સરકારી વાહનો/સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- આધારમાં તમારી મોબાઇલ નંબર અને ઇમેઇલ આઈડી અપડેટ થાય.
- આધાર સેવાઓની શ્રેણી વધુ માટે m.Aadhaar એપ ડાઉનલોડ કરો.
- આધાર, બાયોમેટ્રિક્સનો ઉપયોગ ન કરતી વખતે સુરક્ષા સુનિશ્ચિત કરવા માટે આધારને બંધ કરો/બંધો/બાયોમેટ્રિક્સની સુવિધાનો ઉપયોગ કરો.
- આધાર મેળવવાની સંસ્થાઓ સંમતિ મેળવવા માટે બંધાયેલી છે.
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



ભારત સરકાર
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સરનામા :
B-701, Vastu Ganga, Opp. Vrudhavan
Bungalow-II, Hemipur Road, Thalaj, Dist. Ahmedabad,
Gujarat - 380059.
Address:
B-701, Vastu Ganga, Opp. Vrudhavan
Bungalow-II, Hemipur Road, Thalaj, Dist. Ahmedabad,
Gujarat - 380059.



4855 4824 8195

VID : 9161 5729 8897 9519

1947 | help@uidai.gov.in | www.uidai.gov.in

For, Dhaval Packaging Pvt. Ltd.

Director



ભારત સરકાર
Government of India



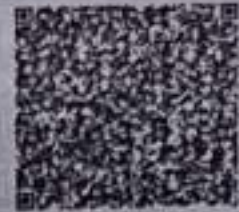
દુલેરા નિરવ રમેશભાઈ
Dulera Nirav Rameshbhai
જન્મ તારીખ/DOB: 05/07/1997
પુરુષ/ MALE

SND

No 170-83

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VID: 9139 6233 6654 0251

મારો આધાર, મારી ઓળખ

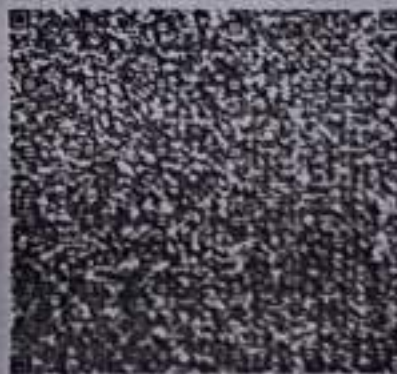
N. R. Gulare.



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
32, લક્ષ્મણ પાર્ક, સાણંદ, અમદાવાદ,
ગુજરાત - 382110

Address:
32, laxman park, Sanand, Ahmedabad,
Gujarat - 382110



QR Code with Photograph

3458 1215 8401

VID: 9139 6233 6654 0251



For details visit uidai.gov.in

www.uidai.gov.in



ભારત સરકાર

Government of India

સેનવા છોટાભાઈ

Senva Chhotabhai

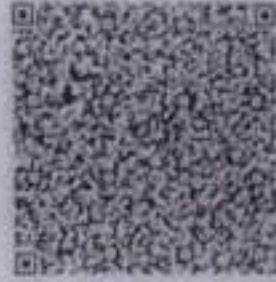
જન્મ તારીખ / DOB : 15/06/1997

પુરુષ / Male



No 1 70 8

2025



8865 2333 7192

મારો આધાર, મારી ઓળખ

Signature



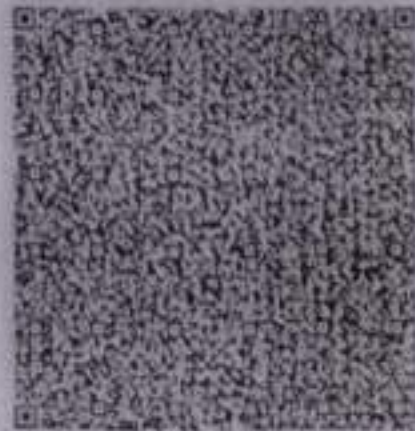
આધાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

Unique Identification Authority of India

સરનામું: S/O: પશાભાઈ, સેનવા વાસ, મોતીપુરા,
બોલ, બોલ, બોલ, અમદાવાદ, ગુજરાત, 382170

Address: S/O: Pashabhai, Senva Vas, Motipura, Bol,
Bol, Bol, Ahmedabad, Gujarat, 382170



8865 2333 7192



WWW

SND

No 17088

45

DHAVAL PACKAGING PVT. LTD. 2025

Plot No. E-411 Sanand-2 GIDC, Sanand-2 GIDC, Sanand, Ahmedabad, Gujarat 380054
email-dhavalecorporation@yahoo.co.in, M- 9998011922

Date:19-01-2025

Certified True Copy Of Resolution Passed In The Meeting held Plot No E-411, Sanand-2 GIDC, Sanand, Ahmedabad, Gujarat 382170 at 11:00 am on 19-01-2025.

"RESOLVED THAT" the consent of the Board of Directors of DHAVAL PACKAGING PVT. LTD. of the Private Limited Company be and is hereby Documentation for GIDC and UGVCL Plot No-E-552 Square Meter situated at Sanand-2 GIDC, Sanand, Ahmedabad, Gujarat.

"Resolved Futhere That " (1) Manish Dagla (2) Dhaval Dagla (3) Jigar Contractor (4) Jigar Shah (5) Alap Shah Directors of the Company be and are hereby authorized Manish Dagla for all types of correspondences with the G.I.D.C. And UGVCL The Directors of the Company are also be and are hereby authorized him to sign , execute and produce all the document, deed or agreement on behalf of the Company.

For, Dhaval Packaging Pvt. Ltd.

Director

For, Dhaval Packaging Pvt. Ltd.

Director

For, Dhaval Packaging Pvt. Ltd.

Director

(G2.0) 24/01/2025 11:39 AM

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1708	41	45
2025		

Serial No. 1708 Presented of the office of the Sub-Registrar of S.R.O - Sanand between the hour of 11 To 12 on Date 14/01/2025

Receipt No :- 202502900002789

Received Fees as following

Rs.

Registration

392910.00

Side Copy Fee (55)

1100.00

Other Fees

0.00

TOTAL :-

394010.00

Document Type: Lease : Transfer Of Lease

20250120798068179



DESAI NEERAVKUMAR AMARATLAL
Sub Registrar
S.R.O - Sanand

DESAI NEERAVKUMAR AMARATLAL
Sub Registrar
S.R.O - Sanand

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
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Executing

1 GUJARAT INDUSTRIAL
DEVELOPMENT CORPORATION
અવિપુત વાલિ Dillipkumar H Vaghela

Sanand GIDC - II Bol , Sanand



Signature

Witnessing

1 DHAVAL PACKAGING PRIVATE
LIMITED અવિપુત વાલિ MANISH
DAGLA
NA

SANAND GIDC-2 AHMEDABAD



Signature

Executing Party
admits execution

24/01/2025 11:39 AM

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Chick.

Date: 24 Month: January -2025

DESAI NEERAVKUMAR AMARATLAL
Sub Registrar
S.R.O - Sanand

संकेतः ३३३३३३
संकेतः ३३३३३३
संकेतः ३३३३३३

Received Copies of Certified Evidence of Seller, Buyer and Identifiers of Document

Date: 24/01/2025

DESAI NEERAVKUMAR AMARATLAL
Sub Registrar
S.R.O - Sanand

આ લેખ માટે એક બીજીપ્રત અનુ. નં.1710,થી નોંધવા રજુ થયેલ છે.

DESAI NEERAVKUMAR AMARATLAL
Sub-Registrar
S.R.O - Sanand



નાયબ કલેક્ટર સ્ટેમ્પ ડ્યુટી મુલ્યાંકન તંત્ર, વિભાગ-૨

વીંગ-એ, બીજો માળ, બહુમાળી ભવન-૨, વસ્ત્રાપુર, અમદાવાદ-૩૮૦૦૧૫

Phone no.079-26304993 E-mail : dcstampdvoahd2@gmail.com

નં.સ્ટેમ્પ / અમદ-૨ / સાણંદ / ૬-૩૩/૬.નં ૧૭૦૮ / ૨૦૨૫ / 1233 તા.૩/૦૨/૨૦૨૫.

વંચાણમાં લીધું:

- (૧) સબરજીસ્ટ્રાર કચેરી સાણંદનો દસ્તાવેજ નં ૧૭૦૮, તા.૨૪/૦૧/૨૦૨૫
- (૨) સબરજીસ્ટ્રાર કચેરી, સાણંદનો તા.૨૯/૦૧/૨૦૨૫નો પત્ર.
- (૩) અત્રેની કચેરીની તા.૩૧/૦૧/૨૦૨૫ની નોટીસ.
- (૪) પક્ષકારશ્રીની તા.૦૧/૦૨/૨૦૨૫ની લેખિત રજુઆત સાથે રજુ કરેલ આધાર પુરાવા
- (૫) ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ તથા બજારકિંમત નક્કી કરવાના નિયમો-૧૯૬૮ની જોડાવેલ



આ કેસની ટુંકમાં હકિકત એવી છે કે, સબ-રજીસ્ટ્રાર કચેરી સાણંદ તા.૨૪/૦૧/૨૦૨૫માં મોજે.ગામ હિરાપુર તા.સાણંદ જી.અમદાવાદની સીમના સર્વે નં. ૩૩૭/પૈકી, ૩૪૦/પૈકી, ૩૪૧/પૈકીની બિનખેતીની જમીન ઉપર આવેલ સાણંદ-૨ ઇન્ડસ્ટ્રીયલ એસ્ટેટના પ્લોટ નં. ઇ-૫૫૨ની ૮૯૭૮.૮૨ ચો.મી. બિનખેતીની જમીનવાળી મિલકતનો લીઝ ડીડનો લેખ રૂ.૧૯,૨૫,૨૫૦/-ની સ્ટેમ્પ ડ્યુટી ભરપાઈ કરીને રજુ કરેલ. જે લેખ સબ-રજીસ્ટ્રાર કચેરી દ્વારા ગુજરાત સ્ટેમ્પ અધિનિયમ-૧૯૫૮ની કલમ-૩૩ હેઠળ અત્રેની કચેરીમાં દાખલ થઈ આવેલ છે.

જે અન્વયે અત્રેની કચેરી દ્વારા સંદર્ભ(૩)થી ગુજરાત સ્ટેમ્પ અધિનિયમ-૧૯૫૮ની આર્ટીકલ-૩૯(૧)(ખ) હેઠળ નોટીસ પાસેલ છે. જે અન્વયે અરજદારશ્રી દ્વારા તા.૦૧/૦૨/૨૦૨૫ના રોજ રૂબરૂ ઉપસ્થિત રહીને આધાર પુરાવા રજુ કરીને તમામ લેખિત રજુઆત કરી જે પણ સ્ટેમ્પ ડ્યુટીની કમી તે ભરવા સહમતી છીએ અને હુકમ કરવા વિનંતી કરેલ છે.

પ્રકરણ સદરહુ લેખમાં દર્શાવેલ મોજે.ગામ હિરાપુર તા.સાણંદ જી.અમદાવાદની સીમના સર્વે નં. ૩૩૭/પૈકી, ૩૩૮/પૈકી, ૩૪૦/પૈકી, ૩૪૧/પૈકીની બિનખેતીની જમીન ઉપર આવેલ સાણંદ-૨ ઇન્ડસ્ટ્રીયલ એસ્ટેટના પ્લોટ નં. ઇ-૫૫૨ની ૮૯૭૮.૮૨ ચો.મી. બિનખેતીની જમીનવાળી મિલકત જી.આઇ.ડી.સી. દ્વારા તા.૨૩/૦૮/૨૦૨૨ના ઓફર કમ એલોટમેન્ટ લેટરથી M/S DHAVAL PACKAGING PRIVATE LIMITEDને ફાળવી આપેલ છે. જે અન્વયે જી.આઇ.ડી.સી. દ્વારા સદરહુ લીઝ ડીડનો લેખ કરી આપેલ છે. આમ, સદરહુ તા.૨૩/૦૮/૨૦૨૨ના ઓફર કમ એલોટમેન્ટ લેટરમાં સમાવિષ્ટ મિલકતની બજારકિંમત રૂ.૩,૯૬,૭૨,૯૦૦/-નક્કી કરવાપાત્ર થાય છે. જેની ઉપર ગુજરાત સ્ટેમ્પ અધિનિયમ-૧૯૫૮ની આર્ટીકલ-૨૦(૬) માલીકી કેરખત મુજબ રૂ.૧૯,૪૩,૯૭૨/-ની સ્ટેમ્પ ડ્યુટી વસુલ લેવાની થાય જ્યારે સદરહુ લેખમાં રૂ.૧૯,૨૫,૨૫૦/-ની સ્ટેમ્પ ડ્યુટી વાપરેલ હોય, વાપરેલ સ્ટેમ્પ ડ્યુટી મજરે આપતા સદરહુ લેખમાં ખુટતી સ્ટેમ્પ ડ્યુટી રૂ.૧૮,૭૨૨/- વસુલ લેવાની થાય.

વધુમાં, આ હુકમ ફક્ત સ્ટેમ્પ ડ્યુટીને અસર કરતી બાબતો ધ્યાનમાં લઈ કરવામાં આવેલ છે. એટલે કે મિલકત ની કાયદેસરતા, ગેરકાયદેસરતા, વેચનારનું વેરીફિકેશન, માલિકી હક્કો કે અન્ય કોઇપણ સ્ટેમ્પ ડ્યુટીને અસર કરતી ન હોય તેવી મિલકતના ટાઇટલ ને કાયદેસરતાને લગતી હકીકતો બાબતે આ હુકમથી કોઇ અસિપ્રાય આપવામાં આવેલ નથી. જેથી સદર હુકમને સ્ટેમ્પ ડ્યુટીની વસુલાત સિવાયના કોઇ હેતુસર પુરાવામાં દાખલ કરી શકાશે નહીં.

આથી પ્રકરણે કેસના ગુણદોષ અને રજુ થયેલ આધાર પુરાવાઓ ધ્યાને લઈ કરવામાં આવેલ છે. જે અન્ય કેસોમાં સમાન પ્રકારના ગુણદોષો અને આધાર-પુરાવા ધ્યાને લઈને પુરાવામાં દાખલ કરવા સંબંધીત સક્ષમ અધિકારીશ્રીએ નિર્ણય કરવાનો રહેશે. તેમજ સદર હુકમથી અસરકર્તા પક્ષકારશ્રીઓ દ્વારા જો કોઇપણ ન્યાયની અદાલતમાં કેસ ચાલતા હશે તો સક્ષમ અદાલતનો આદેશ આપરી ગણાશે અને તેને આ હુકમનો બાધ નડશે નહીં. જે સમગ્ર હકિકતોને ધ્યાને લઈ સદરહુ પ્રકરણે નીચે મુજબ હુકમ કરવામાં આવે છે.

આમ, સદરહુ પ્રકરણે ઉક્ત તમામ હકિકતો, અરજદારશ્રીની રજુઆત, કેસના ગુણદોષ વિગેરે બાબતો ધ્યાને લઈ ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ની જોગવાઈ અન્વયે નીચે મુજબ હુકમ કરવામાં આવે છે.

હુકમ :-

આથી હું નિલેશ બી. કુકડીયા (જી.એ.એસ.) નાયબ કલેક્ટર, સ્ટેમ્પ ડ્યુટી મુલ્યાંકન તંત્ર, વિભાગ - ૨, અમદાવાદને ધી ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮થી મળેલ સત્તાની રૂઝમે, સબરજીસ્ટ્રાર સાફાંદ ખાતે નોંધણી અર્થે રજુ થયેલ દસ્તાવેજ નં ૧૭૦૮, તા.૨૪/૦૧/૨૦૨૫ના લેખમાં ઉપરોક્ત હકિકતે લેખ સાથે રજુ થયેલ તા.૨૩/૦૮/૨૦૨૨ના ઓફર કમ ચેલોટમેન્ટ લેટરમાં સમાવિષ્ટ મિલકતની બજારકિંમત રૂ.૩,૯૬,૭૨,૯૦૦/- ઉપર ગુજરાત સ્ટેમ્પ અધિનિયમ-૧૯૫૮ની આર્ટિકલ-૨૦(ક) માલીકી ફેરખત મુજબ રૂ.૧૯,૪૩,૯૩૨/-ની સ્ટેમ્પ ડ્યુટી વસુલ લેવાની શાય જ્યારે સદરહુ લેખમાં રૂ.૧૯,૨૫,૨૫૦/-ની સ્ટેમ્પ ડ્યુટી વાપરેલ હોય, વાપરેલ સ્ટેમ્પ ડ્યુટી મજરે આપતા સદરહુ લેખમાં ખુટતી સ્ટેમ્પ ડ્યુટી રૂ.૧૮,૭૨૨/- તથા ગુજરાત સ્ટેમ્પ અધિનિયમ-૧૯૫૮ની આર્ટિકલ-૩૯(૧)(ખ) દંડ રૂ.૫,૦૦૦/-મળીને કુલ રૂ.૨૩,૭૨૨/- (અંકે રૂપિયા તેવીસ હજાર ત્રાસો બાવીસ પુરા) M/S DHAVAL PACKAGING PRIVATE LIMITED પાસેથી વસુલ લેવા આથી હુકમ કરું છું.

ઉપરોક્ત હુકમ બાબતે આપને અસંતોષ હોય તો અધિનિયમની કલમ-૫૩(૧) અન્વયે ખુટતી સ્ટેમ્પ ડ્યુટીની રકમના ૨૫% જમા કરાવી હુકમની તારીખથી ૯૦ દિવસના સમયગાળામાં અપીલ કરી શકાશે. જે મુદત બાદ અપીલ કરવી હોય તો મે મુખ્ય નિયંત્રક મહેસુલી પ્રાધિકારીશ્રી, ગાંધીનગરને યોગ્ય વ્યાજબી કારણ જણાવેથી અને મંજૂરી મળેથી વધારાના દિન-૯૦ ના સમયગાળા માટે વિલંબના દિન-૩૦ અથવા તેના ભાગદીક રૂ.૧૦૦૦/- લેખે રિફંડેબલ રકમ જમા કરાવી તેઓને અપીલ કરી શકશે. સદર હુકમની તારીખથી ૯૦ દિવસમાં રકમ ભરપાઈ કરવામાં નહીં આવે તો હુકમ થવા તારીખથી આ રકમ ભરપાઈ કરે તે સમયગાળા સુધી વાર્ષિક ૧૨% ના વ્યાજ સહિત કસ્ટોડિયનને રહેશે.

આજ તારીખ ૩/૦૯/૨૦૨૫ના રોજ મારી સહી તથા કચેરીનો સીક્રો કર્યો.



નાયબ કલેક્ટર
સ્ટેમ્પ ડ્યુટી મુલ્યાંકન તંત્ર
અમદાવાદ વિભાગ-૨.

પતિ
M/S DHAVAL PACKAGING PRIVATE LIMITED
કે. B-701, VASTU OASIS, OPP VRUDAVAN BUNGLOWS,
THALEJ, AHMEDABAD-380059.

નકલ રવાના : સબ-રજીસ્ટ્રારશ્રી, સાફાંદ તરફ જાણ તથા લેખની નોંધણી અધિનિયમ ૧૯૦૮ ની જોગવાઈઓ મુજબ કરવા જરૂરી કાર્યવાહી સારું.



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DESAI NEERAVKUMAR AMARATLAL
Sub Registrar
S.R.O - Sanand

